

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, Vijayawada
– Change of land use from Industrial use to Residential use in D.No.248, Door No.2-14-5 of Stambalagaruvu, Nallapadu, Guntur Mandal & District, Guntur Municipal Corporation limits to an extent of 3137.67 Sq.Mtrs(After deduction of RAP) – Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No. 191

Dated.09.05.2013

Read the following:-

- 1.From V.C., VGTMUDA, Divisional Office, Guntur
Lr.Rc.No.E1-378/12,Dated.26.07.2012.
- 2.Govt.Memo No.17999/I2/2012-1,Dt.01.08.2012.
- 3.From Commissioner of Industries Lr.No.29/1/2012/13123,
Dated.16.10.2012.
- 4.Govt.Memo No.17999/I2/2012-2, Dated.02.01.2013.
- 5.From V.C.,VGTMUDA, Lr.Rc.No. E1-378/12, Dt.28.03.2013.

ORDER:

The draft variation to the Zonal Development Plan of Guntur issued in Government memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.25, Part-I, dated.10.01.2013. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.1,25,600/-(Rupees One Lakh Twenty Five Thousand Six Hundred only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated.16.05.2013.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling,
Vijayawada.
The District Collector, Guntur Dt.
Sf/Sc.

// FORWARDED :: BY ORDER //

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development)Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.25, Part-I, dated.10.01.2013 as required by sub-section (3) of the said section.

V A R I A T I O N

The site under reference measuring to an extent of 3137.67 Sq.mts is falling in D.No.248 of Nallapadu, Guntur Mandal & District. The boundaries of which are given in the schedule below and which was earmarked for Industrial Use in the Zonal Development Plan of Guntur sanctioned in G.O.Ms.No. 688, M.A., dated: 30.12.2006, is now proposed for Residential Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 13/2012/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The applicant should hand over the road affected portion to the local authority at free of cost by way of registered gift deed before obtaining building permission from the competent authority.
8. The applicant should maintain 9 Mtrs of buffer on Western side.
9. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

S C H E D U L E

NORTH	:Existing 10.97 Mtrs wide road to be widened to 60'-0" wide as per ZDP of Guntur, Guntur Mandal & District.
SOUTH	:Existing building Door No.2-14-110, Stambalagaruvu of Guntur, Guntur Mandal & District.
EAST	:Existing building, Door No.2-14-100, Stambalagaruvu of Guntur, Guntur Mandal & District.
WEST	:Site falling in D.No.249 Nallapadu, Stambalagaruvu of Guntur, Guntur Mandal & District.

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER